



R05-15-A-058

Scott Eisenhauer, Mayor

December 17, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Ave., Suite 500
Silver Spring, MD 20910

RE: Application/Proposal
\$400,000 USEPA Assessment Grant-Petroleum & Hazardous Substances
City of Danville, IL

Dear Mrs. Findeis Cromwell:

The City of Danville, IL is submitting the enclosed application for a Community-Wide Assessment Grant for both Petroleum and Hazardous Substances in the amount of \$400,000. The community has identified within the "Danville 2025" Comprehensive Plan redevelopment of brownfields as a vital component to the City's economic recovery and growth. This Assessment Grant will allow the City to continue to catalyze and support revitalization in the City through Brownfield redevelopment. Specifically, the City will use this Assessment Grant to evaluate brownfields within the East Main Street Corridor target area of the City in order to determine the extent of the suspected contamination on suspect sites. The City will also develop processes to control contaminant exposure and migration, and plan for the cleanup and redevelopment of the sites, while facilitating public involvement throughout the process. The City intends to use it partnerships with community based organizations to ensure the success of the City's Brownfield Program while continuing to foster a regional approach to Brownfield redevelopment.

Applicant: City of Danville, 17 West Main St., Danville, IL 61832 DUNS #071437586

Funding Requested:

- a. Grant type: Assessment
- b. Amount: \$400,000
- c. Contamination: Petroleum & Hazardous Substances (\$200,000 each)
- d. Community-wide

Project Period: Three years

Location: City of Danville, IL

Population: 33,027 (2010 U.S. Census)

Contacts: Project Director

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Chief Executive

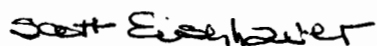
Scott Eisenhauer, Mayor
17 West Main St.
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Date Submitted: December 18, 2014

The City of Danville is located in East-Central Illinois near the Illinois/Indiana border approximately 130 miles South of Chicago and 80 miles West of Indianapolis. Danville came into existence as an industrial center, but changes at both the national and global scales have led to closures and significant declines in the City's predominately industrial economic base over the past 35 years. After the city's population peaked in the 1970's a period of population decline followed through the 1980's and early 1990's before the population finally stabilized over the last 20 years. Due to the community's long history and industrial roots, there are numerous properties in the community that could be classified as Brownfield sites today. This includes at least 115 suspect sites already identified and inventoried but not yet assessed that range in past usage from abandoned industrial sites to old dry cleaners and service stations. The presence of these Brownfield sites has a pronounced impact on known sensitive populations of the community including children and those living in poverty as most of these sites are located within older neighborhoods of the community where these sensitive populations are now concentrated. In addressing these Brownfield sites the City hopes to return all of these sites to a productive use. The reuse of each site will be slightly different, but most of the industrial sites would be reused for some form of industrial redevelopment such as warehousing or back office operations. The old service stations and dry cleaners would be reused for retail and service related commercial uses with the possibility of mixed use development in certain locations.

The City's primary economic concern is the lack of employment opportunities, which is disproportionately impacting impoverished residents. After leveling off in recent months, the City of Danville's unemployment rate currently stands at 9.6% (Oct. '14), and the rate has consistently been in the 9 to 14% range over the last 20+ years. The City's median household income of \$35,198 (2013) is 38% lower than the median for the State of Illinois and 34% lower than the national median. As a growing number of properties around the community become vacant or abandoned due to the troubling economic climate we find ourselves in, the need to address those specific sites with contamination present becomes increasingly important. Unfortunately, there is presently a scarcity of resources at the state and local levels to help address these sites. The State of Illinois has a severe funding shortage leaving the State's Brownfield programs virtually unfunded. Locally, we have had to make significant cuts within our own budget just to maintain essential services. These economic conditions leave limited monies for brownfields, yet redevelopment of brownfields holds the promise of helping to revitalize the economy of the City of Danville by attracting new businesses and jobs and growing the tax base. Brownfield redevelopment, with assessments funded by this grant, will reuse existing infrastructure, reduce commuting and urban sprawl, promote sustainable building practices and resource management, create additional greenspace, and preserve agricultural land. To this end, we thank you for your consideration of this application for Brownfield assessment funding and we look forward to hearing from you.

Sincerely,



Scott Eisenhauer
Mayor, City of Danville, IL

Christopher Milliken
Planning & Urban Services Manager

City of Danville, IL – Ranking Criteria for USEPA Assessment Grants

1. Community Need

1.a. Targeted Community and Brownfields

The City of Danville (Danville) is located in East-Central Illinois, just west of the Illinois/Indiana border between Indianapolis, IN and Champaign, IL. The 2010 US Census listed Danville's population as 33,027, which was only a slight decrease from 2000, but a large decrease from the historical high of 42,000 in the 1970's. Danville is the county seat of Vermilion County and Danville's population comprises 40% of the county's population of 81,625. As of 2010, the Census showed approximately 35% of Danville's population as being non-white. Moreover, the 2010 Census also shows that the median family and household incomes for Danville are only two-thirds that of the nation as a whole.

Historically, Danville's growth has been influenced by the growth and decline of industry. In its early years, Danville grew in prominence as a river town known for its salt mines. During the mid 1800's, the principal instrument of growth in Danville was the railroad as Danville marked the confluence of several major rail lines. In the early 1900's Danville once again went through a transition as coal mines opened throughout the area. In more recent decades, Danville has seen a rise and fall in the amount of industrial activity, especially manufacturing facilities, in and around Danville. The substantial rise and then fall in industrial activity has had a negative impact on the local economy and has produced an unstable economic environment. There continues to be some companies that are either opening new factories or expanding their existing factories in the area in recent years, but at the same time a similar number of factories have closed their doors and those companies have left the area entirely.

Brownfields are the legacy of that past industrialization and Danville wants to expand on their existing brownfields redevelopment program in order to address this legacy. Within "Danville 2025" the Danville Comprehensive Plan the community has identified the cleanup and redevelopment of brownfields as a key component of economic recovery and future growth. Previous Brownfield redevelopment efforts have focused on the Downtown area and the neighborhoods to the North of the Downtown. Those efforts have resulted in over 10 sites being assessed and 8 of those sites being redeveloped/reused thus far. This assessment grant would provide Danville with the needed funds to evaluate additional brownfield sites elsewhere in the community and to work to control the exposure to and migration of any contamination from those sites through remediation planning and redevelopment/reuse, thereby improving the health and welfare of Danville's residents and the environment of the Danville community.

The target community for this assessment grant will be the East side of Danville, specifically the East Main Street corridor and the East Fairchild Street Industrial corridor as well as the residential neighborhoods that lie in and near these corridors. In general, the East Danville area has older buildings, and is more economically depressed with a higher unemployment rate, lower incomes, higher poverty, and larger minority population than Danville as a whole as illustrated by the demographic data below.

	Targeted Area	Danville	Illinois	US
Unemployment ³	11.9%	9.6%	6.6%	5.8%
Poverty Rate ²	37.8%	30.3%	14.1%	15.4%
Median Household Income ²	\$29,765	\$35,198	\$56,797	\$53,046
Percent Minority ¹	46.0%	37.5%	28.5%	26.7%
Population Under 5 Yrs of Age ¹	7.7%	7.7%	6.5%	6.5%

¹Source: 2010 US Census; ²Source: 2009-13 ACS 5-year estimates; ³Source: IL. Dept. of Employment Security

This targeted area is currently home to 5,816 residents or 17.6% of Danville's population. The E. Main St. corridor is comprised of a mixture of land uses that developed over varying time periods. Today, that corridor is primarily home to businesses that provide essential goods and services to the surrounding

impoverished neighborhoods on the East side of Danville. The Illiana Veterans Affairs Health Care facility and Danville Area Community College are also located along this corridor. These two entities are two of the larger employers in Danville and serve as regional destinations for health care and education. Just to the North of this corridor is an older industrial area known locally as the E. Fairchild St. Industrial corridor. This area was once an employment center for the community, but the exodus of industry has left many of the former industrial facilities vacant and abandoned.

Danville has compiled a Brownfield inventory that currently contains 105 Brownfield sites located within Danville City Limits. However, there may be as many as 250 sites that could meet the EPA definition of a brownfield. Of the inventoried sites: 45 have been utilized for various forms of industrial activity including manufacturing, machining, or fabricating; 43 were used as gas stations/service stations or other automotive related businesses; 5 sites were once dry cleaning businesses; and 12 have incomplete histories or multiple suspect uses. There is likely contamination present at most of these sites based on the prior activities performed and most of these sites are now blighted and vacant.

The 45 industrial sites are mostly located on the East side of Danville within the targeted area. These sites range in size from ½ acre to 20+ acres. The 43 automotive related sites range in size from 4,500 square feet to ½ acre. These sites are generally concentrated along the heavily traveled corridors of the community including East Main Street. The suspect sites that have housed dry cleaning businesses are primarily clustered around the downtown area. These sites range in size from 7,000 square feet to 25,000 square feet. Of all the inventoried sites, a total of 31 are located within the East Danville target area.

Additionally, there are over 185 buildings in Danville that have been identified as vacant through the City's vacant building registration program. As used here vacant is defined by the City as unoccupied and either unsecured, secured by other than normal means or condemned. Of these buildings noted as vacant, 73% have also been identified as abandoned. All of these structures are at least 40 years old, with most being over 50 years old. The age of these vacant structures would suggest that most, if not all, contain both asbestos and lead. A significant portion of the identified vacant buildings overlap with those sites inventoried as suspect above. Many of these sites and buildings are located within walking distance of schools, churches and other public buildings and therefore present environmental impacts to residents.

1.b. Impacts on Targeted Community

Whether large or small, Danville's Brownfield sites threaten public health and the environment, and impose a blighting effect on surrounding properties and neighborhoods that leads to further distress, negative perceptions, and disinvestment. From the Brownfield inventory described above, Danville staff has already identified priority sites to pursue within the targeted area. In order to clearly identify the sensitive populations that are impacted by these Brownfields the four priority sites listed in the table below and the immediate neighborhoods they are located in are going to be focused on here.

1) The building at 628 E Fairchild has been sitting vacant for over 10 years and is very blighted and unsecure. The taxes are presently delinquent on the property. This property is along a highly traveled corridor and is only 2 blocks from Danville High School. 2) The building at 1513 Factory has been vacant for at least 15 years and is abandoned with no traceable owner. The 2.5 acre site has been inspected by Danville personnel and old drums were found in and around the building. Across the street from this site are numerous single family residences. 3) The Bottling Company building at 1405 E Main has been utilized for other purposes but now sits vacant in a prominent location on E. Main St. This site is a block away from a neighborhood elementary school and numerous single family residences border the site. There is a great deal of foot traffic around the site regularly. 4) The former gas/service station site at 1015 E. Main is vacant and has been for many years. The site now has a local owner so there is some hope for redevelopment/reuse. There is a church located ½ block to the West and numerous residences bordering and in the vicinity. Heavy foot traffic is frequently occurring near and across the site making it extremely hazardous to the neighborhood. The probable contaminants, exposure pathways,

and possible health effects associated with these four priority Brownfield sites are listed in the following table.

Site	Contaminants	Exposure Pathways	Health Effects
Former Golden Sun Feeds 628 E Fairchild St <i>Animal feed manufacturing</i> 4.3 acres	chlorinated solvents, asbestos, mold	direct contact, airborne particulates, vapor intrusion, ingestion	respiratory problems, nerve damage, liver/kidney damage
Former Textile Factory 1513 Factory St 2.5 acres	chlorinated solvents, acetone, toluene, paints, asbestos	direct contact, airborne particulates, vapor intrusion, ingestion	respiratory problems, central nervous system , heart, blood, liver, kidney damage
Former Bottling Facility 1405 E Main St 1.4 acres	acetone, toluene, chlorinated solvents,	direct contact, airborne particulates, vapor intrusion, ingestion	respiratory problems, central nervous system, liver, kidney damage
Former Kramer's Gas/Service Station Site 1015 E Main St .12 acres	Benzene, toluene, xylene, oils, ethylene glycol	direct contact, airborne particulates, vapor intrusion, ingestion	respiratory problems, central nervous system, liver, kidney damage

These sites are all located within low income residential neighborhoods on the East side of Danville and near schools and churches, which intensifies the threat of human exposure and health effects from the contaminants via direct contact, airborne particulates, and vapor intrusion. With this knowledge on the surroundings of these priority sites and the 2010 Census data that is available for the surrounding neighborhoods, Danville has identified the sensitive populations that are being disproportionately affected by these brownfields. The sensitive populations concentrated in the target area include minorities, children, and women of child bearing age. Within the four census blocks encompassing the sites in the table above, 2010 U.S Census data shows that more than 60% of the population is comprised of minorities, and 42% are less than 18 years of age. Furthermore, between 23% and 33% of the population of each census block is comprised of women of child bearing age and between 31 and 56% of the population of each of these blocks is below the poverty level. Each of these values is considerably higher than the citywide percentages. Further, data provided by the Vermilion County Health Department indicates that there is a high incidence of both lead poisoning and of asthma in children within the East side target area over the past 10 years. Health concerns for sensitive populations are often intensified by lack of access to adequate health care and nutrition. In Danville, 18.5% of the population does not have health insurance, and for households below the poverty level that number increases to 29.7% (American Community Survey 2012). In addition, more than 72% of Danville students received free or reduced price lunches during the 2013-2014 school year (Danville District 118). These numbers demonstrate the breadth of health concerns across the entire Danville community.

As acknowledged above, the soil and groundwater on each of the identified sites may pose a serious health threat to nearby residents including disproportionately on the sensitive populations of the community who are concentrated in the targeted area. Another health and environmental concern is the migration of contaminants from the brownfield sites to the waterways that surround Danville including the nearby Vermilion River which is the public water supply for the community. Migrating contamination from Danville's brownfields poses a threat to that supply as well as to the natural habitats and inhabitants of those waterways which the area is dependent on.

These brownfield sites also negatively impact the welfare of the targeted area. As noted in Section 1.a. many of Danville's Brownfield sites are also abandoned and blighted. This blight/abandonment has resulted in increased crime and a deteriorating of conditions of the surrounding properties/neighborhood. From recent data provided by the Danville Police Department based on locations of calls for service, there is evidence of a direct correlation between concentrations of blight/abandonment and increased crime. Similarly, data from Danville's code enforcement division shows higher number of violation cases for property maintenance violations on properties adjacent to blighted/abandoned properties. These vacant and abandoned properties and structures also exude a blighting effect on surrounding property thereby lowering property values all around the community.

1.c. Financial Need

Danville lost much of its manufacturing base between 1970 and 1990 as many area factories closed. This large loss of jobs led to a significant population loss for Danville. In fact, Danville's population today is virtually identical to what it was 90 years ago, yet Danville's land area has increased from 7.2 square miles then to 18 square miles now. This makes the maintenance of infrastructure and provision of essential services increasingly difficult for Danville. The widespread closing of factories and subsequent employment and population losses has also left many properties in Danville vacant and abandoned. These vacant and abandoned Brownfield sites generate much less tax revenue than productive uses. Attempts have been made to attract development to Danville, and many have failed due to uncertainties related to the presence of contaminants at many of the Brownfield sites.

Since 2001, Danville has lost an additional 1,356 jobs from 16 major employers and over 1,800 jobs total. This continued closing of businesses and loss of jobs may help explain the relatively high rate of unemployment observed in Danville, which was 9.6% as compared to the State of Illinois and national averages of 6.6% and 5.8%, respectively as of October 2014 according to data from the Illinois Department of Employment Security. A lack of disposable income for remaining Danville residents is also a problem and has resulted in marginal new investment in the community for some time. As an example, investment in the housing stock has tailed off in recent decades. The average age of housing in Danville is 56 years, and 79% of all housing is at least 40 years old. Only 524 (6.7%) single family residences have been built since 1980. Furthermore, the median household income in Danville is only \$35,198, which is nearly \$18,000 less than the national median. This affords Danville residents very little income to spend on goods and services in the community, which exacerbates the problem.

The preceding factors, coupled with the economic recession we are just getting through, has resulted in lower incomes, higher percentages of people living in poverty, more job loss, and more people having to commute for jobs that are no longer present in Danville. As of 2013, the American Community Survey indicated that 30.5% of Danville's families and 35.4% of its individuals are below the poverty level. This percentage is significantly higher than the national average as shown in the table in section 1.a. Most of those in poverty cannot afford the long commute and therefore cannot get jobs.

These pressing economic conditions drain resources and leave little or no money to address Brownfields. As the economic problems associated with business closings, job losses, and lower incomes trickle upward from the residents and businesses, Danville government is facing ever-tightening budgets. The loss of businesses and reduction in property values means less revenues are received. Due to this drop in tax revenue, Danville has had to make some significant cutbacks the past five years including the elimination of 52 positions and the streamlining of nearly all services rendered. Add to that the fact that Danville has virtually no funds in its reserves to supplement unexpected shortfalls in revenue and the circumstances become even more dire. This also means that every year, Danville has less money to spend on "non-essential" projects, and brownfields assessment and redevelopment projects go unfunded.

One of the goals presented in the “Danville 2025” Comprehensive Plan is to promote compact and contiguous development within Danville because scattered development can be difficult and often impractical to provide with services. However, with an already strained municipal budget, Danville cannot afford to assess vacant and abandoned Brownfield sites and promote the reuse of vacant and underutilized sites in Danville and thus some development is still leap frogging to areas that were previously green spaces.

This assessment grant will help Danville assess brownfields and jump-start redevelopment on sites that conventional developers would typically ignore. This in turn promotes the reuse of abandoned brownfields, while providing good paying jobs for Danville residents, and increasing municipal revenues, all of which are key objectives of the “Danville 2025” Comprehensive Plan.

2. Project Description and Feasibility of Success

2.a. Project Description

Danville intends to use assessment grant funds to assess inventoried sites on the East side of Danville, specifically along the East Main St. and East Fairchild St. Industrial corridors as described in Section 1.a. to begin facilitating redevelopment in that area. The East Main corridor is a formerly vibrant and diverse commercial corridor to the East of Downtown Danville that is now home to many vacant and blighted buildings and underserved residents in the surrounding residential neighborhoods. Over the past year Danville has worked to develop a vision and plan for the East Main Street Corridor Area. The resulting East Main Street Corridor Plan is now in draft form and should be adopted in the next 30 days. In implementing this plan Danville hopes to transform the area into a mixed use commercial/retail corridor with improved linkages to the Downtown, Danville Community College campus and Danville Veterans Affairs facility, while stabilizing the surrounding residential neighborhoods. This effort has the complete focus and full support of the City administration, business community, and community residents and most importantly the momentum to move forward. The adjacent East Fairchild Industrial corridor was once the hub of industrial activity in Danville, but now much of the area is underutilized or abandoned. Danville plans to repurpose much of the corridor into warehousing/office park uses which would also benefit the adjacent neighborhoods. The intent of this approach is to create a transformative impact on a specific target area in which other funding (CDBG, Neighborhood Stabilization, State DOT) and other resources are already being concentrated. This approach will focus on assessing the unique needs of each neighborhood, building capacity and stability within the community, and fostering neighborhood involvement and support.

Danville staff will be responsible for day-to-day grant operations including: updating and maintain the brownfields inventory; seeking input from the community; selecting sites for assessment; working with property owners; and tracking program progress. Danville will also be responsible for overseeing contractual work and submitting required reports to EPA. Danville staff has extensive experience with grant management, contractor procurement and brownfield redevelopment and will be able to successfully manage the grant within a 3-year time frame of grant award.

Danville has previously established a Brownfield Advisory Committee (BAC) to provide guidance and direction for the program. The BAC is made up of representatives of our partnering community based organizations as well as other community leaders. The BAC is tasked with overseeing the Brownfields Program work and providing input on site prioritization, marketing brownfields, educating the community and fostering public participation. The BAC will continue to meet on a regular basis throughout the course of the grant work.

After being awarded an assessment grant, Danville staff will immediately prepare a draft Work Plan (WP) with input from the community, and coordinate a public announcement of the grant award and proposed work. After WP approval by EPA, Danville will establish the project financial accounting

and reporting systems, and begin the process for retention of a qualified environmental consultant in compliance with applicable federal procurement regulations. The qualified environmental consultant will assist with grant management, perform the assessment work, and assist with required reporting. The project consultant will next prepare a Quality Assurance Project Plan for review and approval by EPA.

Since Danville already has an existing inventory of Brownfield sites site prioritization and selection can happen swiftly and will not impede completing the grant work within three years. Danville staff will consult with the BAC and the community to ensure the inventory is complete and prioritized appropriately. In prioritizing and selecting sites the goal will be to focus on sites in areas of disproportionate brownfields impacts to human health or the environment, those that will promote redevelopment of the brownfield site that is consistent with the East Main St Corridor Plan and Comprehensive Plan, and sites where brownfields directly impact the water resources of Danville. As sites are selected owners will be contacted to obtain access. Danville prefers to access sites where access is not an issue, though some of the priority sites are currently abandoned. Site access is already an established criterion in site selection and thus access shouldn't serve as an obstacle in completing the grant work on time. If access to a site cannot be immediately obtained then that site will be moved farther down the prioritized list and another site will be selected so as not to delay grant funded work.

As sites are selected and access obtained eligibility determinations will be prepared and submitted to the EPA to verify eligibility of each site prior to expenditure of assessment grant funds. Upon securing EPA approval of site eligibility, Danville staff will present the proposed project and assessment tasks to the community through public meetings to solicit public comment and input. Danville staff will work with the project consultant to design an environmental assessment program that addresses the issues associated with a particular brownfield site and maximizes community benefit from the grant funds. As the grant work progresses, Danville will select additional priority sites to access and will integrate other high-risk and developable sites identified by the community into the work where possible.

Environmental assessment activities to support a typical redevelopment will begin with a Phase I Environmental Site Assessment (ESA). The Phase I ESA will be compliant with All Appropriate Inquiry (AAI) and conducted according to the requirements of ASTM Standard E1527-13 for investigating current, historical, and regulatory issues associated with the site and proximate properties to identify recognized environmental conditions that may indicate the presence of contamination. After completion of a Phase I the project consultant will design a Phase II ESA in general accordance with ASTM Standard E1903-97 to investigate the areas of potential environmental impact. Assessment data will be used to determine the nature and extent of contamination; evaluate exposure pathways; conduct cleanup planning to determine appropriate mitigation/remediation strategies. The typical assessment objectives will be to evaluate the environmental liability, safe use, potential off-site health effects, and redevelopment issues associated with on-site contamination. A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will be prepared for each site and submitted to EPA for review. Upon EPA approval of the SAP and HASP, the project consultant will conduct a Phase II ESA. Upon receipt of the laboratory analytical data, the project consultant will work with Danville staff to develop liability management, cleanup, and site use strategies that support redevelopment efforts and improve the health of residents and the environment.

After completion of initial ESA activities, remedial investigations may be needed to further define the nature and extent of contamination and design environmental response actions for cleanup and safe future use of the site. Contaminated sites may be entered into the Illinois Site Remediation Program (SRP). The IEPA Bureau of Land administers the SRP voluntary cleanup program. Participants in the SRP voluntarily cleanup sites and receive IEPA approval and release from further responsibility by receiving a No Further Remediation (NFR) letter for the property. The IEPA will be asked to review and comment on site cleanup plans prior to implementation to assure conformance with the SRP. If needed, Danville

will seek additional funding from local and state sources and/or EPA for further assessment activities and subsequent environmental response activities.

These assessments will support commercial/industrial redevelopment in areas with existing infrastructure, creating local jobs and new revenue. Assessment grant funds will allow Danville to continue addressing the brownfield sites that limit redevelopment options, negatively impact sensitive populations and the environment, and tarnish the community's image while achieving brownfield and redevelopment objectives outlined in the Danville Comprehensive Plan.

2.b. Task Description and Budget Table

Task 1: Programmatic Costs: A total of \$2,000 in travel expenses is estimated for programmatic costs. These costs include attendance of one person at a US EPA Brownfield conference (\$1,500) and at one other brownfields training program (\$500). Danville will provide additional in-kind staff resources associated with documenting the brownfield site selection process, attending, coordinating and conducting operational meetings, and preparing quarterly and annual reports. Labor costs for these in-kind services are valued at \$9,000 to \$11,000.

Task 2: Community Outreach: Involvement of key stakeholders and the general public is integral for a successful brownfield initiative. A total of \$5,400 is anticipated for community outreach costs. These costs will include contractual costs for coordinating and conducting community involvement and outreach programs and meetings. Additionally, this includes the cost of preparing, printing, and mailing project and site information and marketing pamphlets, and documents. City staff will also provide additional in-kind staff resources, with labor costs valued at \$8,000 to \$10,000, to conduct environmental outreach meetings, draft press releases, update Danville's website as new information is generated, and conduct additional meetings with the general public and key stakeholders.

Task 3: Site Assessment: A total of \$342,800 is estimated for the evaluation of brownfield sites through Phase I and/or II ESAs. The ESAs will comply with all applicable regulatory requirements and standards. The ESAs will evaluate environmental liability issues associated with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), identify risks to human health and the environment, and will provide a framework for cleanup and/or redevelopment planning at each of the brownfield sites. The Petroleum budget includes contractual costs of \$172,800 which is based on conducting 8 Phase I ESAs at an average cost of \$3,600 (\$28,800 total) and 6 Phase II ESA's at an average cost of \$24,000 (\$144,000 total). The Hazardous Substances budget includes contractual costs of \$170,000 which is based on conducting 5 Phase I ESAs at an average cost of \$4,000 (\$20,000 total) and 5 Phase II ESA's at an average cost of \$30,000 (\$150,000 total). These costs are averages based on Danville's experience with past assessments and will vary depending upon the size of the sites being assessed. Labor costs for in-kind services related to the assessment work are valued at \$4,000 to \$6,000.

Task 4: Cleanup Planning: Cleanup and redevelopment planning will be conducted as needed for properties where redevelopment is imminent and such activities will facilitate redevelopment. A total of \$49,800 is estimated for cleanup planning costs. This task is anticipated to include the evaluation, designing and documentation of environmental responses or engineering and institutional controls necessary to protect public health during the redevelopment and future use of the brownfield sites. The Petroleum budget anticipates contractual costs of \$23,500 which is based on completing cleanup planning at 2 sites at an average cost of \$11,750 at each. The Hazardous Substances budget anticipates contractual costs of \$26,300 which is based on completing cleanup planning at 2 sites at an average cost of \$13,150 at each. In-kind staff resources would be provided to help with the planning of sites with good potential for redevelopment or to facilitate proposed projects at labor costs for in-kind services estimated to be valued at \$5,000 to \$7,000.

The Assessment Grant budget is summarized in the following tables.

Petroleum Budget					
Budget Categories	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup and Reuse Planning	Total Budget
Personnel	In Kind	In Kind			0
Travel	1,000	In Kind			1,000
Supplies		200			200
Contractual		2,500	172,800	23,500	198,800
Sub-Total	\$1,000	\$2,700	\$172,800	\$23,500	\$200,000
Hazardous Substances Budget					
Budget Categories	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup and Reuse Planning	Total Budget
Personnel	In Kind	In Kind			0
Travel	1,000	In Kind			1,000
Supplies		200			200
Contractual		2,500	170,000	26,300	198,800
Sub-Total	\$1,000	\$2,700	\$170,000	\$26,300	\$200,000
Combined Total	\$2,000	\$5,400	\$342,800	\$49,800	\$400,000

2.c. Ability to Leverage

This assessment grant will be a vital catalyst for brownfields redevelopment projects because the grant covers the costs of site assessments needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment, which is why Danville will leverage the resources indicated below to maximize the benefits of this grant. Supplemental human and financial capital in the form of in-kind services, grants, loans, tax abatements, tax credits, and/or tax increment financing (TIF) will be needed singly or in combination to make complete redevelopment economically feasible. These additional resources will be needed for additional environmental assessments and remediation work, above- and below-grade demolition, site preparation, infrastructure upgrades, etc.

Danville will have the ability to leverage the resources of the Vermilion County Health Department (VCHD). Danville and VCHD have worked closely on various projects in the past and will continue to work together towards the goal of a healthier local environment. VCHD has a great deal of experience managing state and federal grants including being a recipient of a previous assessment grant for sites outside of Danville and they will provide invaluable advice and support during the initial stages of the setup and operation of the grant program.

Successful Brownfield redevelopment leveraging begins in the community. Danville staff and consultant in-kind services are expected and documentation of such commitment is attached in Attachment B. Community-controlled tax abatements for real and personal property are another valuable tool for attracting developers to brownfield sites by helping balance the economic playing field with easier to develop, less costly greenfields. Such abatements have been made available in the past and will be made available to the targeted sites as well. One of the principle brownfield redevelopment tools available to Danville is the ability to capture incremental taxes (TIF) generated by a brownfield redevelopment to reimburse developers for many of the environmental, demolition, infrastructure improvement, and site preparation costs associated with redeveloping a brownfield site. Danville has already utilized this resource to assist in the redevelopment of two previous brownfield sites. Danville is also in position to sell low-interest municipal bonds to help capitalize larger redevelopment projects if need be.

Danville will also access the other federal brownfield redevelopment programs to help fund or offset the costs of demolition; environmental cleanup; site preparation; and additional site assessments for liability management, risk assessment, and cleanup planning including EPA Brownfield Site Cleanup Grants and Brownfield Revolving Loan Fund (RLF) Grants.

3. Community Engagement and Partnerships

3.a. Plan for Involving Targeted Community & Other Stakeholders & Communicating Progress

Community involvement efforts are an essential component of Danville's approach to land preservation, management, and sustainable redevelopment. Through management of other federal and state funded grant and redevelopment programs, Danville has developed processes and "infrastructure" to involve citizens, civic organizations, and communities in the decision making process. Information dissemination, community feedback, and public hearings are integral parts of the process.

Following the announcement of the grant award by the EPA, Danville will announce the award to the public through press releases in local newspapers, a notice posted on the City's website, public announcements on the local radio stations, and other outlets. City staff will make presentations at meetings of the City Council, and local civic, community, and environmental organizations to describe the assessment grant and Brownfield redevelopment programs and address questions and concerns.

The various notification outlets (website, newspaper, library, radio and direct contact) and media (internet, radio, email, direct contact, and published flyers for direct contact) are designed to provide communication to the widest possible number of citizens and businesses, and address disparities in technology access and proficiency, literacy levels, and language. This ensures that both the interested general public throughout Danville and the organizations and neighborhoods most likely to be impacted by the work are provided an opportunity to comment on the project.

The initial post-award community input program will be focused on preparation of the draft work plan and final budget. After a draft work plan and budget are prepared, they will be made available to the public and community organizations, and comments on the drafts will be solicited as described above. Copies of the work plan document will be made available on Danville's website, in Danville government offices and at the Danville Public Library to ensure access for those without information technology availability, knowledge, or experience. The document availability and solicitation of comments will be announced to the public as described above. Public comments will be accepted in writing and verbally at the office and compiled by City staff. The draft work plan will be modified as appropriate in response to relevant comments, and all comments and respective responses will be summarized in the final work plan before its submittal. Post-award comment periods of at least 30 days will be used for solicitation of input for the work plan and any other activity requiring formal public input.

Following approval of the work plan, Danville will seek public input regarding further prioritization of the existing Brownfield site inventory. Building off of our prior work and following notification using the above described procedures, two public open houses will be held to acquaint community leaders, lenders, developers, citizen groups, and other stakeholders with the goals and operational principles of the project and solicit nominations of additional brownfields sites as well as gather input for inventory prioritization. Danville will incorporate sites nominated by citizens or community organizations into the brownfields inventory.

Danville staff will hold subsequent public meetings when specific sites are selected for assessment and when additional information regarding the brownfields project is requested by the public. These meetings will be held at the most appropriate location, either Danville offices or other facilities closer to the specific sites. If requested, Danville staff will attend community organization meetings to discuss the work and/or specific site assessments. These meetings will familiarize stakeholders with the rationale for

selection of the site(s) and outline what to expect during and after the assessment process. Where appropriate, a translator will be employed to assist the community in understanding and participating in the public participation process.

The Brownfield Advisory Committee (BAC), which was established back in 2011 at the very beginning of our Brownfield program work, will continue to meet on a regular basis as well. Those meetings are open to the public and notification of the meetings is provided to the public so that any interested parties may attend. The BAC is made up of representatives of partnering community based organizations as well as other community leaders. The BAC is tasked with overseeing the Brownfield program work and providing input and direction for the program.

Following completion of individual site assessments, Danville staff will inform surrounding property owners and other local stakeholders about assessment activities that have occurred. The Danville staff will also provide results of the site assessment and explain health and environmental impacts of findings. Danville staff will rely on the Vermilion County Health Department to assist in communicating health concerns. When cleanup and/or redevelopment planning is initiated for a site, more intensive involvement activities including explanations of plans and rationales and solicitation of feedback on those plans, will be pursued. At the close of the grant, Danville staff will hold a final public meeting to notify the community of the successes and challenges faced during the project and request comments regarding interest in pursuing additional grants.

3.b. Partnerships with Government Agencies

The partnerships between the Illinois Environmental Protection Agency (IEPA), Vermilion County Health Dept. (VCHD), and Danville will play a key role in the success of Danville's brownfield program. The VCHD and Danville have partnered in the past on various projects including lead risk assessment and lead poisoning testing, as well as private potable water source identification and protection. More recently Danville and VCHD have partnered on brownfield work including site identification and prioritization. This partnership between Danville and Vermilion County is helping to foster a long-term regional approach to brownfield assessment and redevelopment. VCHD has been and will continue to be a part of the City's Brownfield Advisory Committee. In this role the VCHD helps identify potential target sites to assess and identify/verify off-site health threats as well as related toxicological issues and perform risk evaluations. VCHD is also willing to assist Danville by publishing any public health/environmental information that would help inform the public. The VCHD has been actively involved in education, notification and exposure evaluations related to environmental issues in the County. These capabilities will contribute to the assessment grant team when needed. For example, VCHD has designed and conducted community notification and education programs (meetings, workshops, fact sheets, etc.) about the issues, exposures, and health effects related to groundwater contamination and indoor air pollutants such as lead, mercury, and radon.

Based on previous work with the VCHD, no disease or symptomatic clusters that would indicate environmental health issues or related target contaminants associated with brownfields have yet to be identified in Danville. When contamination is present on brownfield sites, the cleanup criteria established by IEPA and/or USEPA established cleanup criteria will be used to evaluate and address on-site and off-site health and environmental threats posed by the contaminants. If contamination on the sites has potential to negatively impact the health of local populations through migration to off-site receptors, both IEPA and VCHD will be notified and brought in as project partners. Examples of such could include discovery of the following: 1) high concentrations of lead or other contaminants in surface soils (potential inhalation via airborne distribution of particulates); or 2) groundwater contaminated with chlorinated solvents migrating off-site at concentrations posing a vapor intrusion inhalation risk. VCHD also stands able and willing to coordinate health testing if contaminant migration from a brownfield site is confirmed.

Danville has a strong and productive relationship with the IEPA. Danville has previously partnered with the IEPA Office of Site Evaluation to carry out assessment activities. The IEPA has published substantial guidance documents for the design of environmental assessments, selection and implementation of sampling and analysis methods, selection of target analytes, statistical evaluation of data, quality assurance/quality control, preparation of SAPs, remedial action plans, and closure reports, and other critical activities and processes for implementing assessment and remedial actions under the Illinois Site Remediation Program (SRP). The SRP also provides guidance for protecting public health and the environment through use of institutional and engineering controls, both of which are readily incorporated into redevelopment planning and activities. The IEPA Bureau of Land administers the SRP voluntary cleanup program. If a property remains in private ownership, Danville can facilitate its entering into the SRP. Participants in the SRP voluntarily cleanup sites and receive IEPA approval and release from further responsibility. The IEPA will be asked to review and comment on site cleanup plans prior to implementation to assure conformance with the SRP.

The IEPA also will be involved in the project when property is transferred to developers for construction of site components. New owners of contaminated property can get protection from liability for existing contamination by ensuring that a No Further Remediation (NFR) letter has been issued for the property. This NFR letter will explain historic impact and establish a method for distinguishing existing contamination from a new release for which they may be liable, as well as explain any terms and conditions for the property.

3.c. Partnerships with Community Organizations

Danville has already engaged many community-based organizations and stakeholders to participate in community-wide brownfield work. The organizations listed below are key project partners for this effort. Each organization's letter of commitment is attached. When individual sites are selected for grant-funded assessments, Danville staff will also be reaching out to the neighborhood in which the site is located to identify neighborhood groups, faith-based, and business organizations to partner with in order to help coordinate the project/site-specific community engagement activities described previously.

1. **Vermilion Advantage (VA)** - VA is a not-for-profit business development organization that has a strong focus on keeping the retail base strong and growing, grooming future leaders and connecting and recruiting young professionals to the Danville area. VA has pledged to continue to be involved as a member of the Brownfield Advisory Committee (BAC) and to assist with data collection and site selection and also provide public outreach and advocacy to the business community. VA will also identify developers and provide them assistance to facilitate redevelopment of sites.
2. **Danville School District #118 (DSD)** – DSD and Danville are currently working on several projects to benefit the community including the redevelopment of the area around Danville High School. DSD has a vested interest in maintaining a safe, secure, and clean environment and a number of vacant and blighted properties currently exist around the high school campus. DSD has pledged its support in cleaning up the high school area and through the use of its facilities for meetings and will also be assisting with public education and outreach.
3. **Danville Area Community College (DACC)** – DACC is located along the East Main Street corridor of Danville where many suspect Brownfield sites are located. DACC has pledged to continue to work with local entities to refine and implement training programs to prepare workers for the skills needed to assist in various community development areas including brownfields. DACC will also host public meetings in its facilities and will also assist in information dissemination including posting notices/distributing flyers in support of the project.
4. **Keep Vermilion County Beautiful, Inc. (KVCB)** – KVCB is a non-profit organization that works with the community to promote a cleaner and healthier environment. By forging partnerships with the public and private sectors, KVCB focuses on litter prevention, education,

and beautification. KVCB has pledged to help educate the community on the health/environmental impacts of brownfields and will support the project by publishing and posting meeting notices and informational flyers.

5. **Downtown Danville Inc. (DDI)** – DDI is a not for profit organization dedicated to the revitalization, promotion, and redevelopment of Danville's downtown core. DDI has pledged to be an active member of the BAC and is willing to provide public outreach and advocacy and meeting space if needed.

4. Project Benefits

4.a. Health and/or Welfare and Environment

Danville will realize immediate benefits from a community-wide assessment grant. By providing funds not available from other budget sources, the grant will allow Danville to proceed with their plans to catalyze and support revitalization of targeted areas within Danville. Brownfield redevelopment will reduce threats to human health and the environment; improve the appeal of the community; restore properties to productive, job-creating, tax-generating uses; and protect waterways, agricultural, open space, and greenspace in Danville. The assessment grant will allow Danville to take an active role in protecting its residents from environmental threats, in improving the habitats of the rivers that surround Danville, and directing development toward previously developed land and infrastructure, thereby preventing urban sprawl, conserving resources, preserving its agricultural, open lands and natural resources, and minimizing additional commuting by its residents. Promoting development in areas already served by adequate infrastructure is critical for this budget-challenged City.

The road map for development in Danville is provided in the "Danville 2025" Comprehensive Plan. The Plan helps to guide the redevelopment of previously poorly planned areas of the community and has a stated vision to enhance development options, improve the quality of life and the environment for City residents, and to allow Danville to use scarce local resources more efficiently. The presence of numerous brownfield sites in close proximity to sensitive populations (as discussed in Section 1.b), vacant and underutilized properties in Danville, and potential contamination migrating to the drinking water supply, are all impeding progress toward the vision of Danville. With an assessment grant, Danville will be able to stimulate redevelopment and lay the foundation for substantial health and welfare, economic and environmental benefits to the community.

Brownfields redevelopment will begin controlling exposures to and migration of this contamination, thereby improving the health and welfare of both residents and natural resources. The cleanup of these properties paves the way for their reuse, reducing the number of vacant and underused commercial and industrial properties while providing developable land that can be used for the needs identified in Section 1. Brownfield redevelopment will also promote much needed economic growth by creating jobs and increasing tax revenues. This cleanup and redevelopment will also help protect and develop parks/green space, protect and restore waterways, support reuse of existing infrastructure, and promote sustainable development in accordance with the goals of the Comprehensive Plan.

The assessment and redevelopment of contaminated sites removes threats and eliminates exposures, critical steps for protecting the sensitive populations identified in Section 1.b and the general public. Because these sites are located in or directly adjoin residential neighborhoods reductions in health and welfare threats will be directly beneficial to the disproportionately affected underprivileged residents, helping to address the environmental justice issues these sites can present. Redevelopment of these sites exemplifies the equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Specific health and welfare benefits associated with redevelopment of the priority sites noted in Section 1.b is summarized in the following table.

Site	Health and Welfare Benefits
Former Golden Sun Feeds 628 E Fairchild St	Removal of an unsecured blighted building eliminates a safety hazard to the student population located nearby. Impacted soil and groundwater will be identified and remediated to limit vapor intrusion and inhalation concerns. Location makes redevelopment of the site for commercial/light industrial use very attainable once contamination has been addressed.
Former Textile Factory 1513 Factory St	Removal of an abandoned building eliminates a safety hazard to nearby residents. Impacted soil and groundwater will be identified and remediated to limit vapor intrusion and inhalation concerns. Extent of contamination will be known and necessary cleanup can begin so the property can be sold and redeveloped. Location amenities make redevelopment of the site for commercial/light industrial use realistic once contamination has been addressed.
Former Bottling Facility 1405 E Main St	Hazardous materials (ie. asbestos) will be identified and abated. Impacted soil and groundwater will be identified and remediated to limit vapor intrusion and inhalation concerns. Cleanup of this site would allow for its reuse as an anchor to a new commercial district.
Former Gas/ Service Station Site 1015 E Main St	Presence of underground storage tanks will be determined. Impacted soil and groundwater will be identified and remediated to limit vapor intrusion and inhalation concerns to nearby residents.

The redevelopment of the Brownfield sites will address those direct and indirect threats to the environment by improving soil and groundwater quality and limiting uncontrolled nonpoint source pollution and illicit discharges from reaching the area waterways. This will reduce contaminants and protect the area's drinking water supply while also preserving recreational opportunities.

4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

Danville is striving to become a more sustainable community and the assessment and redevelopment/reuse of brownfield sites certainly helps Danville move in a more sustainable direction. Danville has adopted a completely revised Comprehensive Plan that has the underlying theme of "growth from within". This is a significant change of course in both policies and actions for Danville. As an example of the effects of this policy change, Danville is no longer giving incentives to new greenfield development which had previously encouraged sprawl. Instead, the focus is now on maintaining and improving the infrastructure that is in place in established areas and directing incentives and resources to those areas. It is believed that in the long term this focus on sustainable physical development will set the stage for better health and an improved quality of life for Danville's residents. These policy changes will also allow for more orderly growth that can be efficiently and economically provided with services.

Assessment and redevelopment of Brownfield sites will help minimize the use of greenfields for new development and will minimize sprawl by providing developable sites within the core of Danville. The resulting reuse of existing infrastructure from redevelopment of Brownfield sites that would be assessed under this grant is estimated to prevent an additional 38 acres of greenfields from being converted to non-agricultural use based on land use projections. Additionally, sustainable practices would be expected in the resulting redevelopments including recycling of building materials, on site water management, and bio-waste treatment. Redevelopment will also result in the elimination of identified environmental impacts which will help make the environment healthier over time. These redevelopment outcomes coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

4.c. Economic and Community Benefits

Redevelopment is essential to Danville's economic revitalization and future growth. Brownfields redevelopment facilitated by assessment grant funds will result in direct economic benefits for residents in affected neighborhoods, and the City as a whole, through creation of job opportunities, improvement in economic activity, and growth in the tax base. Danville has experienced the effects of the most recent economic recession and can attest to the challenges it has created. Danville has seen an increase in the number of job losses and business closures that has resulted in a negative impact on Danville's tax base.

This grant would benefit the community because it will set the course for the cleanup of identified sites and in turn eliminate blight and return properties to productive use. Productive use of these properties means new investment and new business that will in turn offer more employment opportunities to local residents and will also benefit Danville by increasing the tax base within Danville. Danville staff anticipates that the redevelopment of the 4 priority sites in Section 1.b could create as many as 75 new jobs, increase the cumulative property value of those sites by as much as \$1.2 million, and increase tax revenues by \$70-80,000 per year. Increased tax revenues would allow Danville to improve the provision of critical services, increase economic development opportunities and provide additional resources to address more brownfields. Residents in the targeted area will benefit directly because they will once again have access to nearby jobs and retail services. Danville hopes to replace as many of the previously lost higher paying manufacturing jobs as possible by attracting new businesses to the cleaned up and redeveloped brownfield sites.

Danville Area Community College has a blossoming workforce development program that is supported by both the City and by Vermilion Advantage. This program is designed to prepare area residents to fill the types of jobs projected to be found in Danville going forward in order to keep them in the community. This program now includes areas of specialization in various aspects of community development and in the construction trades. Persons going through this program are given hiring preference by both the City and by local contractors as often as possible.

5. Programmatic Capability and Past Performance

5.a. Programmatic Capability

Danville has previously received an assessment grant, and stands ready to administer another assessment grant when awarded. Danville will dedicate and maintain a grant management team during the entire grant period. Danville's Urban Services Division will manage the grant and report to EPA. The Division has an experienced staff that understands grant procedures and requirements associated with federal assistance agreements. Mr. Christopher Milliken, Planning Manager for Danville, will be the Project Manager. Mr. Milliken has worked for Danville for over 10 years and has been involved in the implementation and administration of grants throughout that time including the previous assessment grant. He wholeheartedly understands the importance of grants administration and timely recordkeeping once grant funds are received. Danville's plan for management continuity in the event of personnel change relies on an experienced and readily available project manager on staff. Mr. David Schnelle is the Director of Danville's Engineering & Urban Services Department and has administered other Federal and State grants in the past as well. Mr. Schnelle will be assisting Mr. Milliken with grant administration and coordination from the beginning, and thus could immediately step in as Project Manager if needed. Mr. Schnelle has been with Danville for over 9 years and has designed and administered numerous public works improvement projects in that time period.

The environmental consultant retained to manage the technical aspects of the Project will be retained using a qualifications-based selection process in accordance with the applicable procurement regulations (40 CFR §31.36). The consultant will have extensive experience with: EPA assessment grant

management; Phase I and Phase II environmental assessments; Illinois voluntary cleanup program (SRP), and leveraging other state grant or loan programs.

An electronic database will be created for this Project and the following outcomes will be tracked and documented in that database on a regular basis: # of sites identified with off-site risks, # of response actions at identified sites, # of sites redeveloped and redevelopment investment value, # of new jobs and amount of tax revenue generated. The following outputs will be tracked and documented: # of Phase I ESAs completed, # of Phase II ESAs completed, # of sites where cleanup planning was conducted, # of sites enrolled in Illinois SRP, and # of community outreach events held.

5.b. Audit Findings

Danville has had no adverse audit findings in the last ten years. Danville has not received any adverse audit findings from an OMB Circular A-133 audit, an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

5.c. Past Performance and Accomplishments

Danville is a previous recipient of one other community-wide assessment grant back in 2010 (BF 00E00878-0). That assessment grant was utilized to create a brownfield site inventory and conduct assessments to facilitate redevelopment in a targeted area that included Downtown Danville and mixed use neighborhoods on the North side of the Downtown along Vermilion St. To date Danville has successfully performed all phases of work under the grant and Danville is in the process of completing ongoing work and closing out the grant.

Danville was able to receive approval of the draft work plan for the grant on the first attempt and has had no problems meeting the schedule and the terms and conditions that were agreed to. One 6 month time extension was asked for and granted for the grant due to unforeseen delays scheduling the drilling contractor and getting site access. Danville has submitted all required quarterly reports and annual reports for the grant on time and all have received EPA approval. In addition, all required inputs into the ACRES database have been made in a timely manner. There is presently just under \$30,000 in funds remaining from this assessment grant. It is anticipated that these remaining funds will all be expended on ongoing Phase II ESA's and remedial action plans prior to the grant period end date of 2/28/15. The start date of the present grants cooperative agreement was 9/1/2011.

Danville is requesting an additional assessment grant because there are many identified brownfield sites still remaining in the community that due to real or perceived contamination are presently vacant or underutilized. As previously mentioned there are over 100 brownfield sites that remain in our inventory. The present grant was focused specifically on brownfields in and around the downtown area, while this new grant request would cover a much different area of the community including an old industrial corridor and a heavily traveled but economically disadvantaged commercial corridor.

Progress made to date with the present grant includes creation and regular updating of a detailed brownfields inventory that currently contains information on 105 sites. A total of 12 Phase I ESAs, 7 Phase II ESAs, 2 enrollments in the Illinois SRP and 2 remedial action plans have been completed. In addition, 13 community outreach events have been conducted. These activities have resulted in the sale of 8 sites, the redevelopment of 4 sites, and the reuse of 4 other sites. This has translated into 5 new businesses in the community and 18 new full time jobs for the community. The grant funding has also been assisted by the IEPA Office of Site Evaluation who has provided its resources to carryout assessment activities, thereby allowing our grant funds to be stretched further. The investments in these brownfields have been leveraged by more than \$190,000 in local incentives that have been provided for redevelopment activities and at least \$900,000 of private investment.

Appendix 3 Assessment Other Factors Checklist

Name of Applicant: City of Danville, IL

Please identify (with an X) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less.	
	Federally recognized Indian tribe.	
	United States territory.	
	Applicant will assist a Tribe or territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
	Targeted brownfield sites are contaminated with controlled substances.	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress.	
X	Project is primarily focusing on Phase II assessments.	7
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	8 + Attach B
	Community experienced manufacturing plant/power plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant/power plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant/power plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to	

	EPA a list of the core partners/implementation strategy parties for each of the 12 “manufacturing community” designees, which EPA would use to verify this other factor.	
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.	
	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
	Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Attachment A
Threshold Documentation
Letter from State Authority

Threshold Documentation for Assessment Grant

1. Applicant Eligibility
The City of Danville, Illinois is a general purpose unit of local government in the State of Illinois that is eligible to apply for this grant.
2. Letter from the State or Tribal Environmental Authority
Letter from the Illinois Environmental Protection Agency (IEPA) is included below as part of this Attachment A.
3. Community Involvement
Community involvement efforts are an essential component of Danville's approach to land preservation, management, and sustainable redevelopment. Through management of other federal and state funded grant and redevelopment programs, Danville has developed the processes and "infrastructure" to involve citizens, civic organizations, and the entire community in the decision making process. Information dissemination, community feedback, and public hearings are integral parts of the process.

Following the announcement of the grant award by the USEPA, Danville will announce the award to the public through press releases in local newspapers, a notice posted on the City's website, public announcements on the local radio stations, and other outlets. City staff will make presentations at meetings of the City Council, and local civic, community, and environmental organizations to describe the assessment grant and Brownfield redevelopment programs and address questions and concerns.

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The Brownfield Advisory Committee, which was established back in 2011 at the very beginning of our Brownfield program work, will continue to meet on a regular basis as well. Those meetings are open to the public and notification of the meetings is provided to the public so that any interested parties may attend. The Brownfield Advisory Committee is made up of representatives of our partnering community based organizations as well as other community leaders. The Committee is tasked with overseeing the Brownfields Program work and providing input and direction for the program.

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4. Site Eligibility and Property Ownership Eligibility

The City of Danville is applying for a community-wide assessment grant covering the entirety of Danville, IL, therefore site eligibility and property ownership eligibility criteria do not apply.



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

December 15, 2014

City of Danville
Attn: Christopher Milliken
Planning & Urban Services Manager
17 West Main Street
Danville, IL 61832

Dear Mr. Milliken:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Grant application to U.S. EPA. The City of Danville is applying for \$400,000 in Brownfields Assessment Grant funding for both hazardous substances and petroleum contamination to conduct community-wide assessment activities.

If the City of Danville identifies properties in the target area(s) potentially contaminated with petroleum, it will seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA acknowledges the City of Danville's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact Mike Charles of my staff at (217) 785-3846 or by email at mike.charles@illinois.gov.

Sincerely,

Steve Colantino by M.C.

Steve Colantino, Manager
Office of Brownfields Assistance

c: Brad Bradley – U.S. EPA Region 5
Romona Smith – U.S. EPA Region 5

Attachment B
Documentation of Leveraged Resources



Scott Eisenhauer, Mayor

December 15, 2014

Mr. Christopher J. Milliken
City of Danville
17 West Main Street
Danville, IL 61832

Re: Leveraged Resources for FY2015 Community-wide USEPA Assessment Grant Application

Dear Mr. Milliken,

The City of Danville is providing this letter as documentation for our commitment to provide in-kind local government staff resources to support implementation of a FY2015 Community-wide USEPA Assessment Grant. Specifically, the City will provide approximately 600 hours of staff time (includes grant manager and support staff) to support programmatic and community outreach activities associated with the assessment grant work. These services will include preparation of quarterly and annual reports, financial tracking, hosting public meetings, and preparation and distribution of project information as well as coordination with USEPA personnel. The total value of these in-kind services is estimated at \$30,000.

Sincerely,

A handwritten signature in black ink that reads "Scott Eisenhauer".

Scott Eisenhauer
Mayor, City of Danville

Attachment C
Letters of Commitment from Community Based Organizations



BOARD OF DIRECTORS & SUSTAINING MEMBERS

Executive Directors

Pat O'Shaughnessy Vermilion County Title	Chairperson
Vicki Haugen Vermilion Advantage, NFP	President/CEO
Jim Picillo Mervis Industries	First Vice Chairperson
Jeff Fauver First National Bank of Catlin	Vice Chairperson
Deanna Witzel DND Witzel Enterprises	Past Chairperson
T.J. Morris Inquois Federal	Secretary
Bob Boesdorfer First Midwest Bank	Treasurer
Lou Mervis Vermilion Development	Director
Jim Mulvaney First Financial Bank	Director
Bob Ervin Aqua Illinois	Director
Tonya Hill Old National Bank	Director
Harry Brockus Carle	Director
Paul Kern Watchfire Signs	Director

Directors

Jim Anderson	Vermilion Co. Community Development, Corp.
Jim Bailey	IBEW
Steve Barkley	Ameren IP
Mike Brown	Danville Family YMCA
Mike Bryant	Bryant Industries
Butch Bueasing	Schomburg & Schomburg
Angela Burns	East Central IL Community Action Agency
Dean Carlton	Heritage Development Services, Inc.
Michelle Chesnut	Blue Cross Blue Shield of Illinois
David Clapp	Full-Fill Industries, LLC
Linda Darby	Trigard/Greenwood, Inc.
Mark Denman	Danville Dist. #118
Scott Eisenhauer	City of Danville
Rick Elkin	Heartland Properties
J.R. Fregia	Courtesy Ford
Michael Frerichs	Illinois State Senator
Rod Golden	CCMSI
Michael Gregory	NACCO Materials Handling Group, Inc.
Mario Gropp	ThyssenKrupp Presta Danville, LLC
Chris Hanson	White Construction, Inc.
Chad Hays	Illinois State Representative
Kenny Head	Bunge Milling, Inc.
Rose M. J. Henton	Big Brothers Big Sisters
Mike Hulvey	Neuhoff Family Broadcasting
Brad Irie	T.H. Snyder Co.
Dr. Alice M. Jacobs	Danville Area Community College
Robert Jennings	Vermilion Co. Mayors' Council
Beverly Joyce	Commercial News
Chris Kittell	Raymond James Financial
Larry Kuchefski	Coldwell Banker Commercial
Jim LaFoe	The Sygma Network
Todd Lee	Danville Sanitary District
Gail Lewis	Schlarman Academy
Thomaz London	ThyssenKrupp Crankshaft
Mike Marron	Vermilion County Board
Sean McBride	ERH Enterprises, Inc.
Don Mettler	Meijer
Ray Morgan	Alcoa, Inc.
Larry Moss	Automation International, Inc.
Phil Muehl	CliftonLarsonAllen, LLC
Jeanne Mulvaney	United Way of Danville Area
Jim Owens	Westville C.U. Dist. #2 Supt.
Gary Peacock	Covington Foods/County Market
Judd Peck	Danville Metal Stamping Co., Inc.
Jim Pound	Christie Clinic
John Reed	The News Gazette
Jerry Rice	McLane Midwest Co., Inc.
Japhet Rivera	Veterans Affairs Illiana Health Care System
Dr. Jared Rogers	Presence USMC
Todd Schultz	Sully Schultz Nursery, Inc.
Kay Smoot	Retired Executive
Jeff Summers	Media One Visual Arts
Auston Suprenant	DTI Office Solutions
Jeff Tele	First National Bank of Georgetown
Paul Tatman	Retired
Dawn Taylor	Sleepy Creek Vineyards
Tricia Teague	Plethora Publishing
Jesus Tome	Viscotek USA, Inc.
Mike Weese	Village of Westville
Rob Williams	KIK Custom Products
Richard Woodard	Woodard's Computing Services
Julie Zimmerman	Genpact

December 15, 2014

Christopher J Milliken
City of Danville
17 West Main Street
Danville, IL 61832

Re: FY2015 Community-Wide USEPA Assessment Grant Application

Dear Mr. Milliken:

I am writing this letter to support the City of Danville's application for a FY2015 community-wide \$400,000 United States Environmental Protection Agency (USEPA) Assessment Grant. Vermilion Advantage serves as a partner in growth and enhancement of the general welfare, prosperity and overall economy of Danville/Vermilion County, its people, and businesses. We fully support this application with the understanding that this funding will provide economic opportunity for our struggling residents and enhance redevelopment opportunities in the City.

Vermilion Advantage is committed to building a strong local economy by helping to strengthen and enhance our community businesses. The City of Danville has sought out our help and has requested that we engage in the projects to be funded under this grant. Vermilion Advantage has been a fundamental partner in the recent East Main Street corridor redevelopment planning efforts and now stands ready to assist with the implementation of that plan.

Vermilion Advantage is and will continue to be involved as a member of the Brownfield Advisory Committee. As a Brownfield Advisory Committee member our organization will assist the City of Danville with data collection and site selection and provide public outreach and advocacy. We will also identify developers or business owners and provide them assistance on where and how to obtain additional incentives to redevelop our priority sites.

With Danville's experienced Brownfields team, the City has tremendous potential to take advantage of the continually improving economic development infrastructure within the City.

We strongly urge USEPA to fund this grant application for the benefit of the City of Danville and the economy of the region.

Sincerely,


Vicki L. Haugen
President & CEO

Vermilion Advantage, NFP
217-442-6201

15 North Walnut Street
800-373-6201

Danville, Illinois 61832
Fax: 217-442-6228

e-mail: contact@vermilionadvantage.com
<http://www.vermilionadvantage.com>



PUBLIC HEALTH IS PRICELESS

VERMILION COUNTY HEALTH DEPARTMENT

JENNIFER TRIMMELL, RN, BSN
PUBLIC HEALTH ADMINISTRATOR

HEALTH AND EDUCATION BUILDING
200 SOUTH COLLEGE, SUITE A
DANVILLE, IL 61832
PHONE/TDD 217 431-2662
FAX 217 431-7483
www.vchd.org

December 16, 2014

Christopher J. Milliken
City of Danville
17 West Main Street
Danville, IL 61832

Re: FY2015 Community-Wide USEPA Assessment Grant Application

Dear Mr. Milliken,

I am writing this letter to support the City of Danville's application for a FY2015 community-wide \$400,000 United States Environmental Protection Agency (USEPA) Assessment Grant.

The Vermilion County Health Department fully supports this application with the understanding that the grant will help the City of Danville move toward a healthier community and cleaner natural environment. Both Vermilion County and the City have previously received Assessment Grants, and the two entities have worked together in gathering information and pursuing brownfield redevelopment that benefits the entire area.

The East Main Street Corridor on which this application is targeted is home to a disproportionate share of sensitive populations within the Danville community and thus these funds would assist in making the area more environmentally friendly and healthier for those sensitive populations who must reside there.

The Vermilion County Health Department has been and will continue to be a part of the City's Brownfield Advisory Committee. In this role we will help identify potential target sites to assess and we are also willing to assist the City of Danville by publishing any public health/environmental information that would help inform the public on the Health Department's website and would assist in distributing such information through other means as needed.

Thank you for considering this very important project to our community.

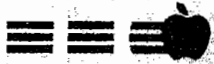
Sincerely,

A handwritten signature in cursive script that reads "Jennifer Trimmell".

Jennifer Trimmell RN BSN PHA
Public Health Administrator



AN EQUAL OPPORTUNITY EMPLOYER



FOUNDED 1862

Mark Denman
Superintendent of Schools

Sharon Desmoulin-Kherat
Associate Superintendent

December 11, 2014

Mr. Christopher J. Milliken
City of Danville
17 West Main Street
Danville, IL 61832

Re: FY2015 Community-wide USEPA Assessment Grant Application

Dear Mr. Milliken,

On behalf of Danville Community Consolidated School District No. 118, I am writing this letter to support the City of Danville's application for a FY2015 community-wide \$400,000 United States Environmental Protection Agency (USEPA) Assessment Grant. Danville School District No. 118 fully supports this application with the understanding that the grant will support progress toward a healthier community and natural environment for Danville and will help sustain, clean up, and restore the local community by providing funds to assess brownfield sites. In addition, we hope these funds will ultimately lead to growth in the tax base of the City and the School District.

Danville School District No. 118 is committed to building a strong local community by educating the children of our community. The City of Danville has sought our help and has requested that we engage in the project to be funded under this grant. We are presently working closely with the City on several projects including the development and implementation of a redevelopment plan for the Danville High School campus area. Around the high school, there are a number of properties that are blighted and hazardous; these properties will likely require additional attention and action in order to safeguard the students and staff of the District.

When this grant is awarded, District No. 118 will continue to assist the City of Danville in the redevelopment of the Danville High School campus area. We will partner with the City to ensure that the area around our schools is safe, secure, and free of any environmental hazards that could pose threats to our students and staff. As part of the brownfield assessment grant process, we will allow the use of district schools for public information meetings if necessary and we will assist in educating our students and staff and the general public about brownfields.

Thank you for considering this very important project to our community.

Sincerely,

Superintendent of Schools
Telephone: (217) 444-1004
(217) 444-1004

Fax: (217) 444-1006

Danville Community Consolidated School District No. 118

Jackson School Building • 516 North Jackson Street • Danville, IL 61832 • (217) 444-1000 • Fax: (217) 444-1021

www.danville.k12.il.us



December 10, 2014

Christopher J Milliken
City of Danville
17 W. Main St.
Danville, IL 61832

Re: FY2015 Community-Wide USEPA Assessment Grant Application

Dear Mr. Milliken:

I am writing this letter to support the City of Danville's application for a FY2014 community-wide \$400,000 United States Environmental Protection Agency (USEPA) Assessment Grant. Danville Area Community College fully supports this application with the understanding that the grant will support progress toward a healthier community and support economic development in the City of Danville. Funds from the EPA Brownfields Assessment program will help the City of Danville and partner organizations address contamination issues on current and future sensitive properties.

Danville Area Community College is committed to the Danville community and to partnering to build a strong local economy by helping to strengthen and enhance our community workforce. The City of Danville has sought out our help and has requested that we engage in the project to be funded under this grant. Danville Area Community College has put specific training programs in place that focus on fulfilling local needs and that lead to jobs for our area residents. When awarded, DACC will continue to work with local entities to refine and implement training programs to prepare workers for the skills needed to assist in various community development areas including brownfields remediation. DACC also will make our facilities available as a host location for public meetings. Please contact Jessica Weathers at 443-8562 to schedule your events.

Thank you for considering this very important project to our community.

Sincerely,

R. Mike Cunningham
Director, Administrative Services



Keep Vermilion County Beautiful, Inc.

Lynn Wolgamot
Executive Director

Vermilion County Health Department
200 S. College, Suite A
Danville, IL 61832
217-431-2662
Fax 217-431-7483

December 14, 2014

Christopher J Milliken
City of Danville
17 W. Main St.
Danville, IL 61832

Re: FY2015 Community-Wide USEPA Assessment Grant Application

Dear Mr. Milliken:

I am writing this letter to support the City of Danville's application for a FY2015 community-wide \$400,000 United States Environmental Protection Agency (USEPA) Assessment Grant. Keep Vermilion County Beautiful fully supports this application with the understanding that the grant will support progress toward a healthier community and natural environment in the City of Danville and will help sustain, clean up, and restore the local community by providing funds to assess brownfield sites. This grant is important to help restore those lands that have been damaged by previous landowners. Funds from the USEPA Brownfields Assessment program will help the City of Danville address contamination issues. In addition, we hope these funds will encourage growth in our city and our county.

Keep Vermilion County Beautiful is committed to building a strong community image which we think will reflect on the local economy. The City of Danville and the County of Vermilion share a positive history of working together in trying to solve the problems that arise. When the City of Danville receives the grant, we will be a strong supporter of any action that comes from the grant.

When awarded, our organization will continue to assist the City of Danville in educating the community about protecting natural resources and in beautifying our community through the distribution of our own small matching grants to groups that care to make a difference in the environment of our community.

Thank you for considering this very important project to our community.

Sincerely,

Lynn Wolgamot

Lynn Wolgamot
Executive Director
Keep Vermilion County Beautiful

December 17, 2014

Christopher J Milliken
City of Danville
17 West Main Street
Danville, IL 61832

Re: FY2015 Community-Wide USEPA Assessment Grant Application

Dear Mr. Milliken,

I am writing this letter to support the City of Danville's application for a FY2015 community-wide \$400,000 United States Environmental Protection Agency (USEPA) Assessment Grant. Downtown Danville Inc. is excited to provide this letter in support of Danville's ongoing Brownfield's efforts.

Downtown Danville Inc. is a non-profit corporation dedicated to the revitalization, promotion and redevelopment of our downtown. Our core mission is to promote a vibrant business, residential and entertainment district while serving as a catalyst for economic, social and cultural enrichment.

Downtown Danville Inc. understands that to be able to prosper and grow as a community, the City must be able to assess, cleanup and redevelop our brownfield sites. This Assessment Grant will help Danville continue the efforts already underway.

We look forward to be an active member of this endeavor and plan to participate on the Brownfield Advisory Committee and are willing to provide public outreach and advocacy and meeting space if needed.

We are committed to partnering with the City and other stakeholders in their ongoing efforts to address Brownfields in Danville. We appreciate your consideration of this application for this very important project for our community.

Sincerely,



Dana M. Schaumburg
DDI Executive Director
149 N. Vermilion St.
Danville, IL 61832